



Langford Green, SE5 | Offers In Excess Of £375,000

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# In General

- Chain Free
- Double glazed
- Garage en bloc
- Private entrance
- Communal gardens
- En Suite
- 0.4 miles to East Dulwich station

# In Detail

CHAIN FREE - Charming and characterful one bedroom period style flat with communal gardens, ideally located between East Dulwich and Denmark Hill.

Boasting over 500 Sq Ft of internal space on the ground floor of this distinctive, neo-Georgian build, the property is ready to move into. Enjoying a private entrance at the front of the building just off of Champion Hill. There is a beautifully bright 12x11 ft reception room, adjacent to the fitted kitchen and a comfortable 14-ft double bedroom with en-suite. A separate garage is demised to the property in a nearby block.

Located between Camberwell and East Dulwich, there is easy access into the independent shops, bars, restaurants and coffee shops of Lordship Lane and Camberwell as well as the gorgeous parks and green spaces nearby.

There are strong transport links into The City and West End from East Dulwich station (0.4 miles) and Denmark Hill station (0.5 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Peckham Rye and Forest Hill.

Internal Viewing Recommended.

EPC: C | Council tax band : C | Lease: 941 years remaining | SC: £1,777 pa | GR: Peppercorn | BI: incl. in SC




# Floorplan

Langford Green, SE5

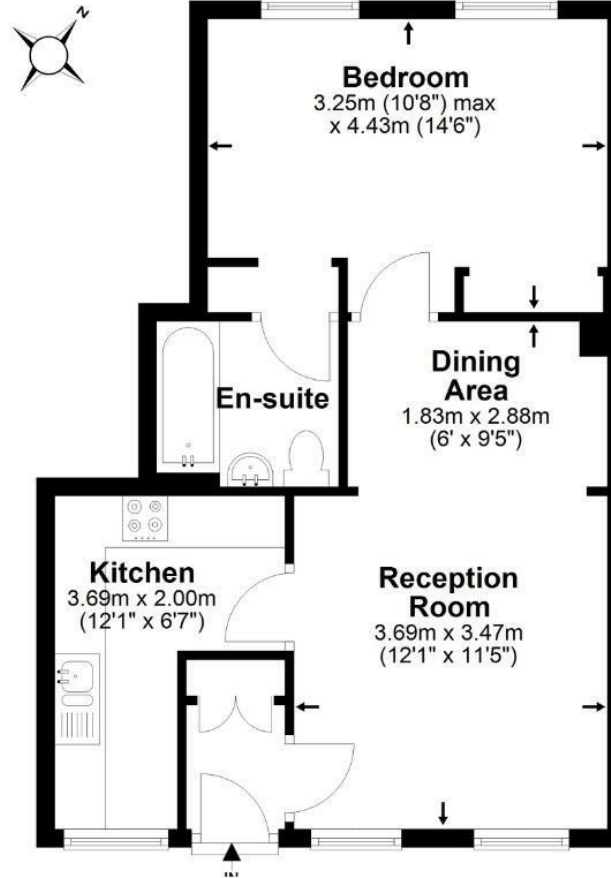
Total\* = 47.3 sq. m / 509.0 sq. ft

Ground Floor = 47.3 sq. m / 509.0 sq. ft

 = Reduced head room below 1.5m



## Ground Floor



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		73	79
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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